

PLANNING COMMISSION MEETING AGENDA

Notice of this meeting was publicized per statute and is available online at www.casscountyne.gov.

Date: 03/09/2026 **Time:** 7:00 PM

Location: Cass County Fairgrounds, Exposition Building, 8420 144th St., Weeping Water, NE

Notice of this meeting was publicized in advance in the Omaha World Herald and online zoning@casscountyne.gov These items will appear on April 7, 2026, Commissioner's Meeting agenda (if not tabled)

Please silence all cell phones during the meeting.

1. Call to Order

2. Notice: A copy of the "Nebraska Open Meetings Act" is located on the north wall of the room.

3. Roll Call / Establish Quorum

4. Pledge of Allegiance

5. Approval of Minutes - Meeting Date: 02/09/2026

6. Public Hearings

6.A - Type: CUP – CU-2026-0001

Applicant: Pink Grading, Inc. / John Pink / Agent Scott Braun, RW Engineering

Site / Legal: 03-12-13 S1/2 NE1/4 – South of Bay Rd on 18th St., Plattsmouth

Summary: Mining – Borrow Pit

Staff Report: Included in packet

Adjacent Owner Notices: Mailed on: [02/20/2026] Radius: one mile

Action: Recommend Approval / Approval with Conditions / Denial

6.B - Type: CUP - CU-2026-0002

Applicant: Farmers Union Coop Ass'n / Agent Joe Kreifels

Site / Legal: 32-12-10 W1/2 NW1/4 – North of Church Rd on 274th St.

Summary: Anhydrous Fill Plant

Staff Report: Included in packet

Adjacent Owner Notices: Mailed on: [02/20/2026] Radius: one mile

Action: Recommend Approval / Approval with Conditions / Denial

6.C - Type: CUP- CU- 2026-0003

Applicant: American Dream Developers/ Dan Derun

Site / Legal: 03-11-09 TL6 W ½ NW ¼

Summary: Event Center

Staff Report: Included in packet

Adjacent Owner Notices: Mailed on: [02/20/2026] Radius: one mile

Action: Recommend Approval / Approval with Conditions / Denial

7. Regular Agenda Items / Unfinished Business (Non-Hearing)

A. Discuss/Action: CU-2025-0008 – Outdoor Event Center

B. Discuss/Action: ZP-2026-0003– Non-Compliant Split

Cass County, Nebraska — Planning Commission

8. Public Comment (Non-Agenda Items)

Thirty (30) minute time limit. Each speaker is limited to three (3) minutes. Speakers must state their name and address for the record. Time limits may be extended at the discretion of the Planning Commission Chair.

9. Announcements & Next Meeting Date

Next scheduled Planning Board meeting: [04/13/2026] at 7:00 pm.

Subject to change if no items are on the agenda

10. Adjournment

Prepared by: Jim Chappell, Planning & Zoning Administrator

Contact: 402-296-9359 | zoning@casscountyne.gov